

EXHIBIT C

From: Heilman, Leslie C.

Sent: Wednesday, June 11, 2025 4:40 PM

To: Blumenthal, Lindsey <lindsey.blum@kirkland.com>; Jonathan.Gordon@lw.com; Candace.Arthur@lw.com

Cc: Roglen, Laurel D. <RoglenL@ballardspahr.com>; Weidman, Becky <weidmanb@ballardspahr.com>; Vesper, Margaret <VesperM@ballardspahr.com>; Acuna, Olivia <olivia.acuna@kirkland.com>; Meyer, Kelly <kelly.meyer@kirkland.com>; ssmith@gagroup.com; Christopher Draper <cdraper@gagroup.com>; mjerbich@gagroup.com; rhollander@brileyfin.com; Andrew Behlmann (abehlmann@lowenstein.com) <abehlmann@lowenstein.com>

Subject: RE: JoAnn Inc. II - Dollar Tree 5th Assumption Notice - Store #1488

Lindsey,

As a follow-up to the below, here is the notice of address change letter sent to Joann's on July 30, 2024, along with the email confirmation of it being sent. Thank you.



07/30/2024

Prepared For:

JoAnn Stores Inc #1488
Attn: Vice President, Real Estate
5555 Darrow Road
Hudson, OH 442364054

Re: GRACO Real Estate Development Office Relocation

We are delighted to inform you that GRACO Real Estate Development is moving its office location to Kingsgate Professional Building on August 1, 2024. Our new office address will be:

4010 82nd Street
Suite 100
Lubbock, TX 79423

Our phone numbers and email addresses will remain the same, but please make note of the change of address. You should continue to mail any written correspondence, rent payments, etc. to:

GRACO Real Estate Development, Inc.
P.O. Box 65207
Lubbock, TX 79464

Although we do not anticipate any issues, please be patient over the next few days as we may experience temporary interruptions in phone and email services. However, our answering service will continue to receive after hours calls. If you have an emergency and need assistance, please call GRACO Property Management at (806) 745-9718 (answered 24/7).

We look forward to welcoming you to our new offices very soon. If there are any questions or if we can assist you, please feel free to reach out to me or Tammy Brannon.

Sincerely,

A handwritten signature in blue ink, appearing to read "A. Burchak".

Andy Burchak
Director of Property Management
GRACO Real Estate Development, Inc.

Home / Tenants / JoAnn Stores Inc #1488

← < > →

- Tenant
- Scheduled Charges
- Recovery Setup
- Renters Insurance
- Late Fee Setup
- Tenant History
- Unpaid Charges
- Maintenance Requests
- Ledger
- Other Info
- Communication**
- Lease Builder
- E-Payments
- Attachments **28**
- Custom Data

Communication History

Excel PDF Email

Action	For	Contact Info	Source	Details	Activity Date	Status
Email	JoAnn Stores	realestateaccounting@joann.com	staci@gracorealestate.com	JoAnn Stores Inc #1488 Building Sign - Daylight Savings : As you know, DAYLIGHT SAVINGS TIME begins March 9th and as a result, it is also the time to make sure your outside sign[...	03/10/2025	Success
Email	JoAnn Stores	realestateaccounting@joann.com	staci@gracorealestate.com	Rockridge Plaza Parking Lot Lights : We want to let you know that we are aware of the parking lot lighting issues at Rockridge Plaza. The electrician has de...	02/03/2025	Success
Email	JoAnn Stores	realestateaccounting@joann.com	staci@gracorealestate.com	GRACO Property Management Announcement : On December 31, 2024, Cheryl Cunningham retired from GRACO as the Assistant Property Manager to pursue a new season in h....	02/03/2025	Success
Email	JoAnn	realestateaccounting@joann.com	staci@gracorealestate.com	Weather Notification : Dear Tenant, Please find an important letter attached. Graco Real Estate Development Inc 4010 82nd Street....	01/17/2025	Success
Email	JoAnn	realestateaccounting@joann.com	staci@gracorealestate.com	Weather Notification : Dear Tenant, Please find an important letter attached. Graco Real Estate Development Inc 4010 82nd Street....	01/17/2025	Success
Email	JoAnn	realestateaccounting@joann.com	andy@gracorealestate.com	GRACO Office Move : Dear Tenant, Please find an important letter attached. Graco Real Estate Development Inc 5307 W Loop 289<....	07/31/2024	Success
Email	JoAnn	realestateaccounting@joann.com	andy@gracorealestate.com	Commons at NorthPark - Annual Property Inspection : Please be advised that Mr. Loudd of Strategic Asset Services, on behalf of the property lender, will be conducting a brief in....	07/30/2024	Success
Email	JoAnn Stores	realestateaccounting@joann.com	staci@gracorealestate.com	FREEZING WEATHER PREPARATION : Please see the attached FREEZING WEATHER PREPARATION for your space.	01/11/2024	Success
Activity	JoAnn Stores Inc #1488	realestateaccounting@joann.com	Tenant	Expires 6-1-2023 - Print from JoAnn's website:www.joann.com/insurance	05/20/2023	Memo
Email	JoAnn	realestateaccounting@joann.com	staci@gracorealestate.com	Rent Statements : Dear Tenant, Please find an important letter attached. Graco Real Estate Development Inc 5307 W Loop 289<....	01/24/2023	Success
Email	JoAnn Stores	realestateaccounting@joann.com	andy@gracorealestate.com	GRACO Lease Administration Announcement : Over the past 16+ years, Gina Clifton has been a huge part of the GRACO family and the Property Management team as our L....	01/03/2023	Success
Email	JoAnn	realestateaccounting@joann.com	staci@gracorealestate.com	2021 CAM Reconciliation : Hello, We recently discovered an error in the 2021 CAM Reconciliation which has changed the amount previously sent t....	07/23/2022	Success

Leslie C. Heilman
 Ballard Spahr LLP
 919 N. Market Street, 11th Floor
 Wilmington, DE 19801-3034
 Direct 302.252.4446
 Fax 302.300.4065
 Mobile 267.664.0633
 heilmanl@ballardspahr.com
 www.ballardspahr.com

From: Heilman, Leslie C. <HeilmanL@ballardspahr.com>

Sent: Wednesday, June 11, 2025 11:15 AM

To: Blumenthal, Lindsey <lindsey.blum@kirkland.com>; Jonathan.Gordon@lw.com; Candace.Arthur@lw.com

Cc: Roglen, Laurel D. <RoglenL@ballardspahr.com>; Weidman, Becky <weidmanb@ballardspahr.com>; Vesper, Margaret <VesperM@ballardspahr.com>; Acuna, Olivia <olivia.acuna@kirkland.com>; Meyer, Kelly <kelly.meyer@kirkland.com>; ssmith@gagroup.com; Christopher Draper <cdraper@gagroup.com>; mjerbich@gagroup.com; rhollander@brileyfin.com; Andrew Behlmann (abehlmann@lowenstein.com) <abehlmann@lowenstein.com>

Subject: Re: JoAnn Inc. II - Dollar Tree 5th Assumption Notice - Store #1488

Lindsey,

My understanding is that the Landlord address changed subsequent to the Third Amendment and notice was provided to the Debtor of the change. I have asked the Landlord for a copy of that notice.

Thank you,

Leslie

Leslie C. Heilman
Ballard Spahr

919 N. Market Street, 11th Floor
Wilmington, DE 19801-3034
302.252.4446 direct
302.300.4065 fax
267.664.0633 mobile | heilmanl@ballardspahr.com
[vcard](#)

www.ballardspahr.com

From: Blumenthal, Lindsey <lindsey.blum@kirkland.com>

Sent: Wednesday, June 11, 2025 11:11:07 AM

To: Heilman, Leslie C. <HeilmanL@ballardspahr.com>; Jonathan.Gordon@lw.com <jonathan.gordon@lw.com>; Candace.Arthur@lw.com <candace.arthur@lw.com>

Cc: Roglen, Laurel D. <RoglenL@ballardspahr.com>; Weidman, Becky <weidmanb@ballardspahr.com>; Vesper, Margaret <VesperM@ballardspahr.com>; Acuna, Olivia <olivia.acuna@kirkland.com>; Meyer, Kelly <kelly.meyer@kirkland.com>; ssmith@gagroup.com <ssmith@gagroup.com>; Christopher Draper <cdraper@gagroup.com>; mjerbich@gagroup.com <mjerbich@gagroup.com>; rhollander@brileyfin.com <rhollander@brileyfin.com>; Andrew Behlmann (abehlmann@lowenstein.com) <abehlmann@lowenstein.com>

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⚠ EXTERNAL

Leslie – service for this notice was directed to the address below, the same notice address in the Third Amendment of the Lease. The landlord appears to have been properly noticed.

AFP ROCKRIDGE 2019, LLC
C/O GRACO REAL ESTATE DEVELOPMENT, INC.
ATTN: GINA CLIFTON, LEASE ADMINISTRATOR
5307 W. LOOP 289, SUITE 302
LUBBOCK, TX 79414
EMAIL: GINA@GRACOREALESTATE.COM

Lindsey Blumenthal

KIRKLAND & ELLIS LLP
333 West Wolf Point Plaza, Chicago, IL 60654
T +1 312 862 2571 M +1 317 979 7323
F +1 312 862 2200

lindsey.blumenthal@kirkland.com

From: Heilman, Leslie C. <HeilmanL@ballardspahr.com>

Sent: Tuesday, June 10, 2025 5:52 PM

To: Blumenthal, Lindsey <lindsey.blum@kirkland.com>; Jonathan.Gordon@lw.com; Candace.Arthur@lw.com

Cc: Roglen, Laurel D. <RoglenL@ballardspahr.com>; Weidman, Becky <weidmanb@ballardspahr.com>; Vesper, Margaret <VesperM@ballardspahr.com>; Acuna, Olivia <olivia.acuna@kirkland.com>; Meyer, Kelly <kelly.meyer@kirkland.com>; ssmith@gagroup.com; Christopher Draper <cdraper@gagroup.com>; mjerbich@gagroup.com; rhollander@brileyfin.com; Andrew Behlmann (abehlmann@lowenstein.com) <abehlmann@lowenstein.com>

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Lindsey,

No, this is not a regular client of Ballard Spahr and we were just contacted to represent them today. From my brief conversation with them today, I understand that the Landlord learned of the bankruptcy late last week, and then did a search of the filings on the claims' agents site to determine if its Lease was the subject of any notices, at which point it discovered the 5th Notice.

Best,
Leslie

Leslie C. Heilman

Ballard Spahr LLP
919 N. Market Street, 11th Floor
Wilmington, DE 19801-3034
Direct 302.252.4446
Fax 302.300.4065
Mobile 267.664.0633
heilmanl@ballardspahr.com
www.ballardspahr.com

From: Blumenthal, Lindsey <lindsey.blum@kirkland.com>

Sent: Tuesday, June 10, 2025 6:45 PM

To: Heilman, Leslie C. <HeilmanL@ballardspahr.com>; Jonathan.Gordon@lw.com; Candace.Arthur@lw.com

Cc: Roglen, Laurel D. <RoglenL@ballardspahr.com>; Weidman, Becky <weidmanb@ballardspahr.com>; Vesper, Margaret <VesperM@ballardspahr.com>; Acuna, Olivia <olivia.acuna@kirkland.com>; Meyer, Kelly <kelly.meyer@kirkland.com>; ssmith@gagroup.com; Christopher Draper <cdraper@gagroup.com>; mjerbich@gagroup.com; rhollander@brileyfin.com; Andrew Behlmann (abehlmann@lowenstein.com) <abehlmann@lowenstein.com>

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⚠ EXTERNAL

Looping in a few others. Can you clarify how the landlord learned of service at the wrong address? If BS has been representing the landlord, were you all not given notice?

Lindsey Blumenthal

KIRKLAND & ELLIS LLP

333 West Wolf Point Plaza, Chicago, IL 60654

T +1 312 862 2571 **M** +1 317 979 7323

F +1 312 862 2200

lindsey.blumenthal@kirkland.com

From: Heilman, Leslie C. <HeilmanL@ballardspahr.com>

Sent: Tuesday, June 10, 2025 5:39 PM

To: Dougherty, Jack <JDougherty@coleschotz.com>; Reilley, Patrick <PREilley@coleschotz.com>; Newman, Stacy <SNewman@coleschotz.com>; Fitzpatrick, Michael <MFitzpatrick@coleschotz.com>; Sussberg, Josh <jsussberg@kirkland.com>; Yenamandra, Aparna <aparna.yenamandra@kirkland.com>; Sathy, Anup <asathy@kirkland.com>; Michalik, Jeff <jeff.michalik@kirkland.com>; Blumenthal, Lindsey <lindsey.blum@kirkland.com>; Jonathan.Gordon@lw.com; Candace.Arthur@lw.com

Cc: Roglen, Laurel D. <RoglenL@ballardspahr.com>; Weidman, Becky <weidmanb@ballardspahr.com>; Vesper, Margaret <VesperM@ballardspahr.com>

Subject: RE: JoAnn Inc. II - Dollar Tree 5th Assumption Notice - Store #1488

Good evening,

I was just contacted by a Landlord of the Debtors' Store in Lubbock, TX, who just recently learned that its Lease is the subject of the 5th Dollar Tree Assumption Notice (Docket No. 929 filed May 16, 2025). The Landlord has not been receiving notices in these cases, and did not receive the Assumption Notice, because the Landlord has since learned that the Debtors have been serving the Landlord at the wrong address. We understand the objection deadline passed on 5/30, so to allow us to get up to speed and prepare any necessary objection to the assignment, we would respectfully request that the Objection Deadline be reset commencing from today. I understand from my brief discussion with the Landlord that there may be use and exclusivity issues given the language of the Lease, although I do not yet have the lease documents from the client.

Please also confirm that you will forego any submission of an Assignment Order for this Lease until such time as we have had the opportunity to discuss the matter further. I also left Jonathan Gordon a voice mail this evening as well.

Thanks, and have a good night.

Best,
Leslie

Leslie C. Heilman
Ballard Spahr LLP
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Wilmington, DE 19801-3034
Direct 302.252.4446
Fax 302.300.4065
Mobile 267.664.0633
heilmanl@ballardspahr.com
www.ballardspahr.com

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